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AUG 20 1998

TOWN CLERK  
ACTON

Present: Wayne L. Friedrichs, Herman Kabakoff, F. Dore' Hunter, Peter Ashton, ~~Peter Ashton, Nancy~~  
Tavernier, Town Manager Don Johnson and Assistant Mgr. Murray. (The meeting was  
televised)

## CITIZEN'S CONCERNS

Mr. Polucci resident of Prospect Street expressed his and his neighbors concerns about the impact of the new temple construction on traffic on an already dangerous street. They are concerned and just wanted the Board to know. Wayne asked about the site plan process and noted it is not required to go through Special Permit, it is exempt as it is a religious use, however, they do have to comply with the building codes, health codes and regulations. Wayne noted that at the municipal level we do not have much control over Religious buildings, State Law prohibits such control.

## PUBLIC HEARINGS AND APPOINTMENTS

### BOSTON EDISON SCHOOL STREET

The Board reviewed the request for installation of a Stub Pole and Anchor Guy on School Street. NANCY TAVERNIER - Moved to approve - HERMAN KABAKOFF - Second. UNANIMOUS VOTE.

### ACTON HOUSING AUTHORITY SECTION 83 MAIN STREAM HOUSING CERTIFICATE ENDORSEMENT

Betty McManus explained that they have found 15 people with needs are all they can take in an office of her size. Last year it was not funded and hopes that Acton will be chosen in the lottery if it is funded. NANCY TAVERNIER - Moved to approve. HERMAN KABAKOFF - Second. UNANIMOUS VOTE.

## TAX RELIEF PROGRAMS

John Murray and Brian McMullin explained the tax relief programs available to the residents of Acton. Peter asked about the Allen Case and discretion and defining of those terms. He asked if it was how we applied the definitions of legal findings, or if the discretion lays in Board of Assessors. Peter asked about 41A and limits to 65 and older, and how we could implement a decrease in the age requirement. Brian was not sure but would find out. Peter said this inquiry was based on his desire to find out if people were being driven out of town because of taxes. Nancy asked about how Brian gets the word out about possible tax relief in addition to his visits to the Senior Center.. She suggested the Municipal Quarterly. He said he works with Carol and would investigate other avenues to get the word out. Nancy said to remove the age requirement could be handled in a Home Rule Petition. She was concerned that younger people could be helped if they lose jobs. Nancy asked about payment plans John has several people on

payment plans with liens on property that we do not act on. Wayne felt we should be putting this in the Quarterly and noted that the Beacon would be doing an article also.

Pam Resor said the Suburban Collation and Circuit Breaker Bill is in Ways and Means will help people making under \$20,000 it freezes their taxes if bill is over 15% of their income and the State would step in.

### **COLES BROOK CORPORATE CENTER SITE PLAN #1/30/98-362**

Kirk Ware apologized for the drawn out meeting schedule, but it was due to the Purchase and Sales agreement that required certain actions on his behalf to get the project in the "Pipe Line". The proposed plan will have 6 acres of parking lot removed and returned to open space and landscaped areas. The original plan for traffic has been adjusted to focus the entrance directly off of Route 2. They plan a frontage road and plans to have access to Hosmer and will be located by the landfill. They will have an at grade traffic light and will minimize the traffic into the neighborhoods. The plan is a campus style complex. He hopes to improve the aesthetics of the pond for the people walking at lunch and the abutters. They recognize that the traffic light is a temporary fix, but they need to begin their project now. They will provide a significant amount of funds to the State to get the overpass jump started.

Jeff from Rizzo Associates stated they will be submitting the plans for State approval. They took the 4 step process to evaluate the project. The trips will be 550 trips mostly employees coming and going at peak times. They identified problems already existing on Route 2. The signal will form a 4 way turn and will connect to the landfill drive way. The benefits are improvements in shifting of roadway volumes and keeping on route 2 and off residential streets. The plan will discourage cut through traffic to bypass the rotary. It will provide a left turn on to Route 2 so they would not have to go east to reverse direction. The signal will be interconnected with existing Piper and Taylor Road about 1/2 mile away. They feel it is an adequate solution.

Nancy thanked them for the outreach to the neighbors. She asked about the phasing of the project. They will start with the two bldgs. 125,000 on Route 2. Each time a Phase is proposed they will come back to the Board. Nancy wanted to go over the Building Commissioner's memo. She asked several traffic condition questions and asked why they closed Hosmer Street. They felt that this would encourage people to stay on Route 2. She asked if a signal on demand would serve better. It would be need activated and route 2 would get 90% of the green time and activated by side streets.

Nancy noted that the AM impact at School and Lawsbrook goes up, and asked if we fix the rotary it would help the impact. Traffic calming techniques such as friction would slow it down and the calming needed to be coordinate into a group of items.

Herman asked how this configuration affects the use of side streets and was not convinced about its successfulness. He asked about impact on Piper.

Dore' mentioned 1680 parking spots with 500 entering and they explained it as the peak time hour was used. Vehicles will still be parking on the site and leaving. He asked if the owner would have flex hours. Kirk said he would try to encourage it. Dore' urged

the Flex Hour concept be utilized. The May 20th cover letter bullet 2 was questioned. It was noted as a typo. Dore' liked the frontage road as a temporary solution. He did not want the Town to lose Piper Taylor light. He wanted the State not to close it for the project. He felt it would serve their project and citizens. He wanted it known that it was an interim solution to the overpass. Dore' reminded them that if the State denies this frontage Road they would have to come back and start the project all over.

Wayne wanted an overlay of what is presented as opposed to what is currently on site. Wayne wanted the TAC to look at it but felt it was a good report. He asked if alternative 2 was the desired access. He asked about the magnitude of money for the design \$1/2 million and offering \$100,000 to start design for long term solution. They feel the design would be jump started with the donation and get it into the pipe line.

Chet Atkins said the plans for long term Route 2 solution is what they want. This temporary light will make it easier to stage the solution for long term solution. He noted that Resor and Durand have freed up funds from the State. This type of building will attract the businesses that the State needs to maintain in order to help with Economic Development.

Public Input was offered. Mark Benedict spoke about traffic impacts, he contends that the improvements made to Hosmer Route 2 will be at the cost of School Street.

Mr. Brumback 266 School Street - He wanted to be sure that the light would not be the only mitigation to get traffic through to West Concord. He wanted to see some mitigation to Hosmer Street.

Bryan Siegal 167 School Street - Asked Kirk Ware if the plans before them tonight was what is presented as full build out. He was concerned about traffic mitigation and if they would it be part of approval. Thinks it is a good project for the Town and is fully in support of this project.

Jeff Chormann of 13 Piper Road - He echoed last speaker and concerns of traffic on Piper Road with 0% impact at build out. Asked about Ride Share program implementation..

Peter Grover 278 School Street - 550 trips to enter Route 2 was their room to stack. Kirk said they have plenty of storage on main egress. Mr. Grover wondered if they would find alternative routes instead of being stacked waiting for the light

Norbet Salz 291 School Street-He too wanted to add to support and was concerned about people using side streets as bail out.

Nancy noted the developer has agreed to pay for independent traffic consultant for the town's review of Rizzo's report. She asked about plans for sewage. They originally thought they would have huge excess, but they now find they have less suitable soils. They don't think they will have excess. Treatment facility will be at back of site 40,000 per gallon per day.

Carol Pope, Brucewood - Asked if service road would be connected to Piper and Hosmer.

Adrian Hancock asked about current zoning. The developer has planned it below and at .2 FAR. He also noted that the attendees at the citizens meeting reached consensus that they could support Alternative 2.

**NANCY TAVERNIER** - Moved to continue the hearing to September 15, 1998, at 7:45 because of the need to gather more information, the lacking of landscape, floor or elevation plans and traffic light on Route 2 review as well as to allow more time for town engineering and TAC review and independent traffic consultant review. **DORE' HUNTER** - Second. UNANIMOUS VOTE.

#### **SEWER ACTION COMMITTEE**

Dore' Hunter noted that the State has authorized shut down of test at Adams Street. He feels we will get permit for 250,000 from the State. The financial review shows that a single home septic system replacement is in the area of \$14,000 and is equal to the cost of sewer over a 20 year period. He will be refining John Prenderville's numbers for Town Meeting.

He wanted to discuss the policy matter to consider the AWD joining us contractually. They have asked the Manager of Water District and Town Manager to talk about who should handle the project. Don noted that he and Jim agree there is a great deal of expertise needed. Dore' felt we needed to start discussions with the AWD. He wanted to know if Board would authorize the chairman to sign the letter redrafted asking them to designate a contact and to enter into formal discussion on this issue. **HERMAN KABAKOFF** - Moved to have the pipes in the ground and pump stations negotiated by the AWD and Town and chairman be authorized to send letter to AWD to enter in to negotiations **NANCY TAVERNIER**

**PETER ASHTON** - Moved to endorse SAC recommendations 1-13 . **HERMAN KABAKOFF** Second. UNANIMOUS VOTE

#### **SELECTMEN'S BUSINESS**

**COMMITTEE REAPPOINTMENTS** - In doing research into the re-appointment history Wayne discovered in the Selectmen's Policies that we have Sunset Regulation. Nancy felt that they could ask the sunsetted person to be an Associate and have Associate moved up to regular member. After a year the sunsetted member if an opening was available, could reapply to be elevated to member. Wayne will contact the Associate members to see if they want to be elevated and then bring it back to the Board for action. Wayne noted that he will put his request in writing to the VCC to ask for earlier notifications of reappointments. **NANCY TAVERNIER** - Moved to reappoint those listed on the list with the exception of William McInnis, Michaela Moran and Greg Niemyski until the Chairman contacts Associates of these Committees to establish their interest in moving up to full members. **HERMAN KABAKOFF**- Second. UNANIMOUS VOTE

**POLICIES** - Wayne wants to look at putting them in an orderly manner. Herman will be assigned to work to compile the policies. Wayne noted that he wants each of the major boards to clean up or organize their Mission Statements or Committee Charges.

UNITED NATIONS ANNIVERSARY - DORE' HUNTER - Moved to take no action.  
NANCY TAVERNIER - Second. UNANIMOUS VOTE

OTHER- Dore' reviewed his review of the Town Manager and asked the Board to adopt the job report card. DORE' Move that the Board adopt job report card as presented. PETER ASHTON - Second. UNANIMOUS VOTE..

DORE' HUNTER - Moved to increase FY99 salary compensation base by 3 % and award a one time not be included in base \$3,000.00 bonus. PETER ASHTON - SECOND. UNANIMOUS VOTE. DORE' HUNTER - Moved that the Town Manager's employee contract be extended one year with a termination of June 30, 2001. PETER ASHTON- Second. UNANIMOUS

#### CONSENT AGENDA

DORE' HUNTER - Moved to approve. PETER ASHTON - Second- UNANIMOUS VOTE.

#### TOWN MANAGER'S REPORT

**SPECIAL MUNICIPAL EMPLOYEES** - HERMAN KABAKOFF -Moved to accept as Special Employees All members of Boards and committees exception those serving on the Board of Appeals, Historic District Commission, Planning Board, Conservation Commission, Board of Health and Board of Assessors. PETER ASHTON - Second. UNANIMOUS VOTE. Staff to notify those affected

**MAYNARD/CLOCK TOWER PLACE SIGN** - DORE' HUNTER - Moved to direct the Board and Town Manager to do anything reasonably possible to facilitate Maynards request for signage and concerns. PETER ASHTON SECOND. UNANIMOUS VOTE.

**SEWER LOAN AUTHORIZATION** - DORE' HUNTER - Moved to accept loan terms in the Waste Water Pollution Abatement Trust. PETER ASHTON - Second. UNANIMOUS VOTE

NANCY TAVERNIER - Moved to enter into Executive Session to discuss acquisition of real property and litigation - Roll taken

The Board adjourned at 11:15 P.M.

*Nancy F. Tavernier*  
\_\_\_\_\_  
Clerk      8/18/98  
\_\_\_\_\_  
Date

*Christine M. Joyce*  
\_\_\_\_\_  
Christine M. Joyce  
Recording Secty  
Doc:Min7/21/98

July 17, 1998

**TO:** Board of Selectmen  
**FROM:** Wayne Friedrichs, Chairman  
**SUBJECT:** Selectmen's Report

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## **AGENDA**

**Room 204**  
**July 21, 1998**  
**7:30 P.M.**

### **I. CITIZEN'S CONCERNS**

### **II. PUBLIC HEARINGS & APPOINTMENTS**

1. **7:31 BOSTON EDISON - SCHOOL STREET** - Enclosed please find a request from Edison and Staff comment for Board review.
2. **7:33 ACTON HOUSING AUTHORITY** - Enclosed please find a request for Board endorsement of Section 8 Main Stream Housing Certificates for Board action.
3. **7:35 TAX RELIEF PROGRAMS** - Brian McMullin will be in to brief Board on the availability of elderly tax relief programs.
4. **7:45 COLES BROOK CORPORATE CENTER - SITE PLAN 1/30/98-362**  
Continuance of hearing from June 23, 1998.
5. **8:30 SEWER ACTION COMMITTEE** - Enclosed please find materials in the subject regard.

### **III. SELECTMEN'S BUSINESS**

6. **COMMITTEE REAPPOINTMENTS** - Enclosed please find a list prepared by the VCC for those people who wish to be reappointed, for Board action.
7. **SELECTMEN POLICIES** - Discussion continued from June 23rd meeting.
8. **UNITED NATIONS ANNIVERSARY** - Enclosed please find correspondence from the United Nations Association of Greater Boston, for Board action.
9. **OTHER**

### **IV. CONSENT AGENDA**

**10. SURPLUS EQUIPMENT** - Enclosed please find a request to have equipment declared surplus for Board Action.

**11. ACCEPT MINUTES** - Enclosed please find Minutes of May 28, June 23, 1998 and December 16, 1997 for Board acceptance.

**12. ACCEPT GIFT** - Enclosed please find a request from the West Acton Playground Committee for acceptance of a climbing structure and custom sign for Board action.

**13. ACCEPT GIFT** - Enclosed please a request to accept funds for the Fireworks Fund for Board action.

**14. SITE PLAN APPROVAL - World Class Golf # 4/22/98-364** - Enclosed please find the Decision drafted by Staff for Board review.

**15. SITE PLAN APPROVAL - HAARTZ #4/22/98-365** - Enclosed please find the Decision drafted by Staff for Board review.

**16. INTERNAL BORROWING** - Staff seeks Board permission for Internal Borrowing Authorization based on the Enclosed documentation.

## **V. TOWN MANAGER'S REPORT**

**17. SPECIAL MUNICIPAL EMPLOYEES** - The Town Manager will discuss the enclosed materials with the Board and seek Board direction.

**18. MAYNARD/CLOCK TOWER PLACE SIGN** - The Town Manager will seek direction from the Board regarding the enclosed letter from Maynard Town Manager. Staff comments are included.

## **VI. EXECUTIVE SESSION**

### **ADDITIONAL INFORMATION**

Enclosed please find additional correspondence that is strictly informational and requires no Board action.

### **FUTURE AGENDAS**

To facilitate scheduling for interested parties, the following items are scheduled for discussion on future agendas. This IS NOT a complete Agenda.

**August 18, 1998 - Stream Team**

**Sept. 1**

**September 15**

**September 28**